

**CITY OF REDMOND
LANDMARK COMMISSION
September 17, 2015**

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

COMMISSION MEMBERS PRESENT: Miguel Llanos (Vice Chairperson-LC), Craig Krueger, Scott Waggoner, Kevin Sutton

EXCUSED ABSENCE: Thomas Hitzroth (Chairperson-LC), David Scott Meade (Chairperson-DRB), Joe Palmquist (Vice Chair-DRB), Mike Nichols

STAFF PRESENT: Kim Dietz, Senior Planner, Redmond Planning Department

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Landmark Commission is appointed by City Council to designate, provide additional incentives to, provide review of changes to, and provide expertise on archaeological and historic matters pertaining to properties qualifying for either a national, state or local register status.

LANDMARK COMMISSION

The meeting of the Landmark Commission was called to order by the Vice Chairperson of the Commission, Miguel Llanos, at 7:19 p.m.

DISCUSSION

Topic: Molly Moon's Handmade Ice Cream

Description: Ice cream shop tenant improvement to 1000 SF of existing office space, including interior non-structural walls, counter, kitchen equipment for shop at street level

Applicant: Leann Crist *with* Graham Baba Architects

Staff Contact: Kim Dietz, 425-556-2415, kdietz@redmond.gov

Ms. Dietz noted that there was not a quorum at this meeting, but said there could be a discussion of the Molly Moon's proposal at this meeting and possible action in two weeks' time when more members of the Commission might be present. This proposal covers the rear portion of the Brad Best Realty building or the old Redmond State Bank. The applicant is Molly Moon's Ice Cream. This building has been landmarked, which covers the exterior of the building, but only the east 37 feet of the south 22 feet of the parcel is landmarked. The rear portion serves as a contributing element to the front portion. The front portion, the bank building, was built in 1911. Different portions of the building were constructed in the following years, with the last addition in the 1980's. The area of the building in question for the meeting this evening is the rear portion.

About two years ago, the Commission heard from Homegrown Deli, which is in place today, and reviewed a Certificate of Appropriateness for that business, which is in the front portion of the building up to about half of the original building. The site can be split into four sections, including the Homegrown Deli portion, the first addition to the parcel, a filled portion, and then the rear addition to the building. The area in question tonight fronts on Cleveland Street and has access to a parking area. The proposal includes replacing the door on Cleveland Street, adding some wood to the entryway, providing signage and lighting, and adding an attached bench, awnings, and window trim. The rear entry from the parking lot, the north side of the building, would also have some minor improvements.

Staff has concerns about working with masonry on buildings that are landmarked or associated with landmarked structures. The additions proposed are not a concern, but similar to the Homegrown portion in the front of the building, anything affixed to the building and might penetrate the masonry should happen through the masonry joints such that the brick is able to stay in place and stay intact. Staff would also like to minimize any inadvertent water damage that could occur. Using the mortar joints thus

preserves as much of the structure as possible, and also, in the case that items need to be removed in the future, repair of the mortar is much easier than repairing the brick. Staff believes all the additions proposed could occur as long as they are affixed via the masonry joints.

The entryway treatment would be made of wood, but should be constructed in such a way that it could be removed in the future to avoid damage to the brick. The bench would be a complicated addition because people would be sitting on it. Staff wants to make sure the bench adheres and stays in place, but it should also help maintain the brick. With signage, staff is not making a recommendation regarding the signs themselves, only the way they adhere to the building. The City's Sign Code would govern the signs themselves and how they are lit or not lit.

Leann Crist from Graham Baba Architects presented on behalf of the applicant. She noted that the original building compared to the new additions had different window treatments. The original windows were aluminum and have a very thin frame. The proposal is to replace the windows with wood windows, which would be painted either a creamy white, a match of the grayish Homegrown window color, or the Molly Moon's traditional baby blue. The work in the Molly Moon proposal is happening on the front façade. The west façade would have window replacements, but no signage or other features. The back façade, the north side, would get a new door and the existing awning would be removed.

The front counter inside the building is the area where a person would order ice cream. There is also room for seating. The rest of the space is an open kitchen and walk-in freezer. The whole space will feel quite open. The restrooms are shared via a sliding door with Homegrown Deli. Some doors on the exterior of the building would be replaced with wood and wood glazed doors. The new wood windows have about two inches of trim, which thickens the windows and makes them look more like the historic building. The wood surround over the brick has a metal flashing cap along the top that would be painted to match the wood. The detailing of the windows is very simple.

The ice cream signs are bent steel with protruding letters. Sign lights will shine on the front of the space at the entry and illuminate the whole entry. The blade signs normally have neon, but that would not be the case in this space. The blade signs would be illuminated from above. The bench in the front would have a clear finish on Douglas fir with a metal bracket fastening it to the building. The metal coping on the top of the building and the brick work would not be touched in this project. Items would simply be layered over the building to make sure future changes would be simple. The awnings are retractable cloth awnings, and their color would be white or brown to match Molly Moon's brand. The awnings would not include any signage and they would shield the building from the south sun.

The applicant said the new framing of the entry is needed because the current framing is very plain and does not have any sense of entry. The wood entryways that Molly Moon has used on other shops would be used on this building as well. The trim work and framing is simple, classic, and timeless. The metal ice cream sign would not stand that far off the building and the letters would be painted red. Vinyl signage would be placed in the windows. Molly Moon's would use the same sign lights as Homegrown to create a building standard, and similar blade signs to Homegrown would be used as well. The Molly Moon signs would not have neon.

In terms of the awnings, the hope is to maintain an eight-foot height off the sidewalk. The awning will be a block of color relating to the brick and the painted windows. The sign lights are an LED fixture from Barn Light Electric. The wood door proposed at the entry would be painted. The brick openings will remain the same and the windows would have a thick trim without mullions. The window is a wood window from Marvin and will be a clean swap compared to the current windows.

Mr. Llanos confirmed that the sliding door shown is an existing door. He asked if ice cream would be served out of a window. The applicant said that would not be the case in this location. Mr. Krueger asked Ms. Dietz about this portion of the building, and noted that it was built in 1981. Ms. Dietz said the compost area gets into the first addition to the site, which is earlier than 1981. A second portion was added after that. Part of what is being discussed in this meeting is in the first portion. She noted that the landmarking process did not start until 2000, and so any additions made in 1981 did not take that into consideration. She reiterated that while the 1981 portion of the building is not landmarked, it is connected to the building and is thus a contributing factor. She said the goal for the Commission is to make sure the structure is not

taken in a direction away from contributing to the historic nature of the building. For example, the brick should not be taken away and replaced with siding. Thus, the applicant should work with materials onsite and enhance them as much as possible.

Mr. Krueger said the project appears to be a great addition that complements what Homegrown has done. He asked about the metal trim on the top and if it would be painted the same color as Homegrown. The applicant said the color currently is very close. Mr. Krueger said it would be good to tie those two colors together. He asked about the windows and if they appear to be too plain, in that they do not have dividers. The applicant said the goal would be to keep the space as transparent as possible to show the activity inside the store to the sidewalk.

Molly Nietzelspoke on behalf of the application at this point and noted that her mother was the Historic Preservation Officer for the state of Idaho for thirty years and that she appreciated the Landmark Commission's work. She said three of her current six shops are in historic buildings in Seattle. All of those shops have wide, open windows. She said not having dividers would help the proposed windows look more like the old windows of the bank building. Mr. Krueger said that made sense, but said having more wood in the design would help add some beauty in the detailing. He said this was not a make or break point for him. Mr. Llanos asked if vinyl lettering would be in each window. Ms. Nietzelsaid she was not sure if there would be vinyl lettering, but she did want to show that as a possibility, potentially something that would be used seasonally. Mr. Krueger asked how and when the colors would be approved. Ms. Dietz noted that after a recommendation from the Landmark Commission, potentially two weeks from now, she would bring the proposal to the Technical Committee. The applicant said she would prefer the white windows and door frames as a way to differentiate the store from Homegrown, which has more of a gray color. The actual door may be painted or may remain stained Douglas fir.

Mr. Sutton asked if the awning would have diagonal bracing. The applicant said that would not be the case in this design. Mr. Sutton said he was in favor of the project and supported the use of the white color. Mr. Waggoner asked what the awning profile would be. The applicant said the awnings would extend three and a half feet at a narrow angle and would give scale to the façade. Mr. Waggoner said that type of awning could provide some decent shading. He liked the project and supported the white color and simple design. Mr. Llanos said the Commission would review the project again with a quorum of members in two weeks.

STAFF REPORT/TOPICS FOR NEXT MEETING:

Mr. Krueger asked about the Old Town Historic Core process with the Planning Commission. Ms. Dietz noted that the Old Town Historic Core Plan is taking a pause based on a significant amount of feedback from stakeholders. Staff is now reviewing and in some areas, reworking this proposal and will meet with the Technical Committee, with stakeholders, and use the Planning Commission's process to further review with these issues. The Planning Commission would review the issues in December with adoption of the plan in mid-2016, tentatively. Ms. Dietz said that timeline could still work with some property owners' development timelines.

ADJOURNMENT

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. WAGGONER TO ADJOURN THE MEETING. MOTION APPROVED (4-0). MR. LLANOS ADJOURNED THE MEETING AT 7:54 P.M.